

DISTINCTIVE
HOMES
by



Musters Road

West Bridgford, Nottingham, NG2 7DP

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An impressive and thoughtfully extended four-bedroom family home offering a superb balance of character and contemporary living situated in a highly desirable position and a breathtaking plot.





A well-presented property that provides generous reception space, stylish interiors and a wonderfully landscaped south-west facing garden, creating an ideal setting for both family life and entertaining with a huge scope for further expansion.

The property opens through an entrance porch into an attractive hallway featuring period style black and white tiled detailing, wooden flooring and characterful pitch pine doors. The ground floor offers a welcoming front reception room with a bay window and feature stone fireplace, alongside a striking extended rear reception room with contemporary feature fire and French doors leading into a conservatory overlooking the garden.

The kitchen and dining space has been extended to create a bright and sociable area with modern high-gloss cabinetry, integrated appliances and French doors opening directly onto the garden. A separate utility room provides additional storage and laundry space, with internal access to the garage. There is also a downstairs shower room off the hallway.





Upstairs, the property offers four well-proportioned bedrooms and a contemporary family bathroom with a stylish four-piece suite. The guest room benefits from an en-suite shower room.

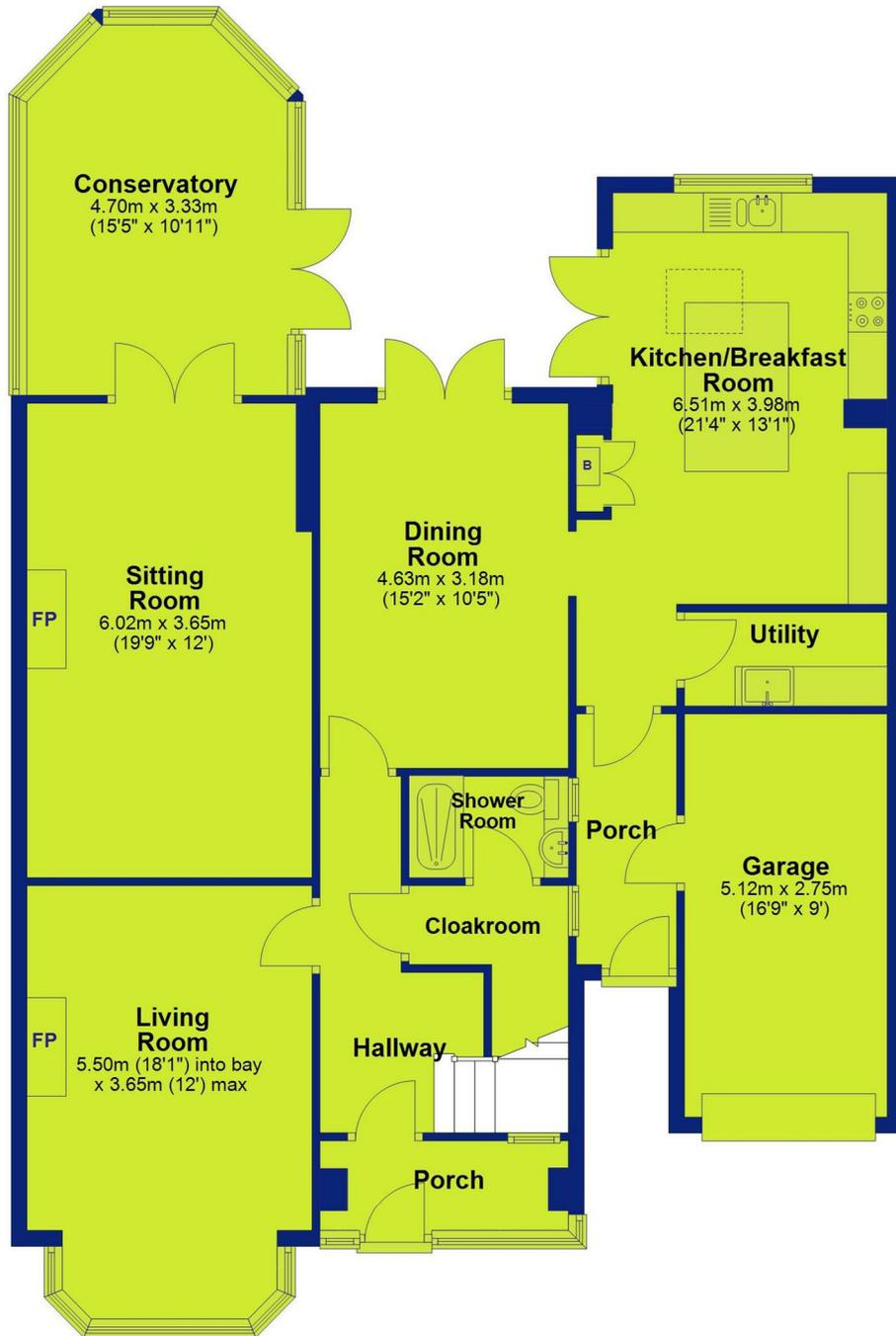
Externally, the property enjoys a block paved driveway providing off-street parking and access to the garage. To the rear lies a particularly impressive 160-foot south-west facing garden, beautifully landscaped with a shaped lawn, mature planting including silver birch and magnolia trees, paved pathways and a charming pergola seating area.





Ground Floor

Approx. 134.3 sq. metres (1445.2 sq. feet)



First Floor

Approx. 77.4 sq. metres (832.6 sq. feet)



Total area: approx. 211.6 sq. metres (2277.8 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Interested in this home?

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